

2nd Submission



February 26, 2016

City of Falls Church
Department of Development Services
Planning Division
300 Park Avenue
Falls Church, Va. 22046-3332

Application and Statement Transmittal for Tradition Place

Regarding Amendment to Zoning District Map and Special Exception Application
Attached please find the following documents:

1. Application form for Rezoning
2. Application form for Special Exception
3. Application for Comp Plan Amendment
4. Disclosure Statement
5. Statement regarding impacts on existing community facilities, including transportation, schools, and water & sewer systems
6. Statement regarding conformance with the City's adopted Comprehensive Plan and Design Guideline
7. Statement explaining how the application meets the Primary and Secondary Criteria described in Code Section 38-4(f)(4)a and b.
8. Metes and Bounds description

Regards,

Stephen W. DeFalco

Tradition Homes

1497 Chain Bridge Road, Suite 100

McLean, VA. 22101



*Department of Development Services
Planning Division
Room 300 West
300 Park Avenue
Falls Church, VA 22046-3332
Phone: 703.248.5040
Fax: 703.248.5225*

**PLANNING DIVISION
APPLICATION FORM**

PROJECT NAME: Tradition Place

Submit one form for each type:

- | | | |
|--|--|---|
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Special Exception | <input checked="" type="checkbox"/> Rezoning |
| <input type="checkbox"/> Site Plan Amendment-Major | <input type="checkbox"/> Comp Plan Amendment | <input type="checkbox"/> Interpretation / Planning Director |
| <input type="checkbox"/> Site Plan Amendment-Minor | <input type="checkbox"/> Subdivision, Consolidation or Lot Line Adjustment | <input type="checkbox"/> Zoning Ordinance Text Amendment |

PROJECT DESCRIPTION:

Street Address: 819 and 821 West Broad Street

RPC #: See attached

Owner of Record: See attached

APPLICANT INFORMATION:

Applicant: ☐ Owner ☐ Contract Owner ☒ Agent

Name: David R. Lasso

Address: Baskin, Jackson & Lasso, PC
301 Park Ave., Falls Church, Va. 22046

Business Phone: 703-534-3610

Cell Phone: 703-801-1608

E-mail: David.Lasso@baskinjackson.com

Fax: 703-536-7315

PROJECT AND PROPERTY INFORMATION:

SITE PLAN

Current Zoning:

- ☐ Present Development
☐ Proposed Development
of New Dwelling Units: _____

Commercial: _____ SF

- ☐ Mixed Use Development
☐ # Site Plan Waiver(s):
☐ Site Plan Resubmission
☐ Site Plan Amendment

**SUBDIVISION, CONSOLIDATION OR
LOT LINE ADJUSTMENT**

Current Zoning:

- ☐ Present Development
☐ Proposed Development
☐ Subdivision: ☐ SFH ☐ Commercial
☐ Consolidation
☐ Lot Line Adjustment
☐ Preliminary Plat ☐ Final Plat

**COMP PLAN/REZONING OR
SPECIAL EXCEPTION**

Current Zoning: B-1, R-1A
Proposed Zoning: B-1

Present Future Land Map
Designation: B-1

- ☐ Present Development
☒ Proposed Development
☐ Conditional Rezoning
☐ Other Rezoning

TOTAL SITE AREA:

SF 29,471

ACRES .68

APPLICANT SIGNATURE: _____

Joseph D. Dyer

Applications must be accompanied by corresponding checklists and materials as required.

FEES: Fees will be determined by Planning staff after an initial evaluation of the submission. Fees are due at that time, prior to a full review beginning. Fees are paid at the Development Services Counter and may be paid by cash, check, credit card or debit card. Checks should be made out the "The City of Falls Church". Returned checks are subject to fee of up to \$50.00.

Status of real estate and personal property taxes, liens, business license and fees:

| | | | |
|-------------------|---|---|-----------------|
| TREASURER: | <input type="checkbox"/> Current | <input type="checkbox"/> Outstanding (please describe): _____ | Initials: _____ |
| | <input type="checkbox"/> COMM. REV: Current | <input type="checkbox"/> Outstanding (please describe): _____ | Initials: _____ |

TOTAL FEE for this application: \$ _____

Accepted by: _____ *Staff* MUNIS # _____

The City of Fall Church is committed to the letter and spirit of the Americans with Disabilities Act. This document will be made available in alternate format upon request.
Call 703-248-5080 (TTY 711).



CITY OF FALLS CHURCH

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Phone: 703.248.5040
Fax: 703.248.5225

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☐ Site Plan Amendment-Minor

☒ Special Exception

☐ Comp Plan Amendment

☐ Subdivision,
Consolidation or Lot Line
Adjustment

☐ Rezoning

☐ Interpretation / Planning
Director

☐ Zoning Ordinance Text
Amendment

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Proposed Zoning: B-1
Present Future Land Map Designation: Business/Transitional to Mixed Use
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☒ Proposed Development
☐ Conditional Rezoning
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TOTAL SITE AREA:

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ACRES .68

APPLICANT SIGNATURE: _____

[Handwritten Signature]

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Application Number _____

CITY OF FALLS CHURCH, VIRGINIA
DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION
Disclosure Statement

Type or Print in Ink. Complete the following:

1. Description of the real estate affected. List the addresses of all property that is affected by the application. Provide the lot, block, section, and subdivision of all parcels only if the properties have not been subdivided.

Address(es) 819 and 821 West Broad Street, Falls Church, Va. 22043

Lot(s) 5 and 4 Block(s) N/A

Section(s) N/A Subdivision Kerr's Addition to Falls Church

2. Is the owner of said real estate, a corporation whose stock is traded on a national or local stock exchange and having more than five hundred (500) shareholders?

No ☒

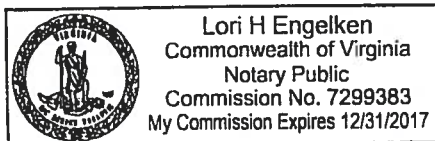
Yes ☐

If "Yes", give the name of the corporation and skip to Item 4.

3. List the names, addresses, and nature of interest of **ALL** persons having equitable ownership of the real estate to be affected, including, in the case of corporate ownership, the names of stockholders, officers, and directors; and of **ALL** real parties of interest.

| PARCEL ADDRESS | NAME | ADDRESS | NATURE OF INTEREST |
|--------------------|-------------------------------------|--------------------------------------|--------------------|
| 819 West Broad St. | Luzmilla Ampeuro & Rosendo Gonzalez | 819 West Broad St. | Owner |
| 821 West Broad St. | The Khoa Q. Nguyen Revocable Trust | 2312 4th Pl., Dunn Loring, Va. 22027 | Owner |
| | | | |
| | | | |
| | | | |

4. I hereby certify that this is a true and accurate disclosure of all persons having equitable ownership real estate to be affected and of all the parties in interest.



Joseph D. Falo
Applicant's Signature

1497 Chain Bridge Road Suite 100, McLean VA 22101
Applicant's Address

State of Virginia
County of Fairfax

Subscribed and sworn before me this 10th day of November, 2015.

Notary Public

Lori H Engelken

My Commission Expires 12/31/2017



Application Number _____

CITY OF FALLS CHURCH, VIRGINIA
DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION
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Lori H Engelken
Commonwealth of Virginia
Notary Public
Commission No. 7299383
My Commission Expires 12/31/2017

Joseph DeFina
Applicant's Signature

1497 Chain Bridge Rd Suite 100
Applicant's Address McLean VA 22101

State of Virginia
County of Fairfax

Subscribed and sworn before me this 12th day of February, 2016.

Notary Public *Lori Engelken*

My Commission Expires 12/31/2017

**STATEMENT REGARDING IMPACTS ON EXISTING COMMUNITY FACILITIES, INCLUDING
TRANSPORTATION, SCHOOLS AND WATER & SEWER SYSTEMS**

The proposed development is not disproportionate to planned land uses within the village section and will have minimal impact on existing community facilities including transportation and water & school systems. Existing sewer main and public water is currently available in both Broad Street and Spring Street.

The proposed development will have only 20 two bedroom condominiums and 39 one bedroom condominiums. Condominium units generate less fiscal burden on the school system. The estimated fiscal impact of the school system is found under the fiscal impact analysis attached to this proposal.

The project will produce a projected total of approximately \$500,000 in annual net new revenue to the city in year one after completion.

STATEMENT REGARDING CONFORMANCE WITH THE CITY'S ADOPTED

COMPREHENSIVE PLAN AND DESIGN GUIDELINES

PROJECT: TRADITION PLACE AT BROAD AND SPRING STREETS

The subject property is within the village section of the City which extends from Spring Street to Little Falls Street and is generally between one lot and one block deep on either side Broad Street. The area contains numerous individual buildings with little or no relationship to each other. (Comp. Plan p. 17). Many of these buildings are small, residential-style buildings that house small businesses.

As to the future character of the village section, the Comprehensive Plan recommends a mixture of medium-scale integrated commercial and residential uses. The commercial component should continue to generate street level activity. The "mixed use" land use category and appropriate zoning tools should be used to accommodate these types of uses. (Comp. Plan, p. 18)

The proposed development is in conformance with the text of the Comprehensive Plan. The subject property is split zoned with the front portion along Broad Street being zoned B-1. The rear 50 feet of the site is zoned R-1A. The Future Land Use Map identifies the rear 50 feet of the subject property as B-1. In order to develop the property as proposed, and as contemplated by the Comprehensive Plan text, the rear 50 feet of the property should be rezoned to B-1. As a practical matter, this should be done because keeping the property split zoned not only makes the property undesirable for development under the current zoning, but would likewise make it undesirable for development consistent with the Comprehensive Plan text. The Comprehensive Plan further notes that the consolidation of small lots in certain locations in the village section would facilitate the redevelopment of under-utilized properties, particularly the single family homes that are currently used as businesses on West Broad Street. (Comp. Plan p. 31) The Comprehensive Plan text acknowledges the change in the Future Land use Map designation from low density residential to transitional on the four lots between South Spring and South Lee Street. It goes on to note that "in the future, minor adjustments to the commercial land areas adjacent to commercial quarters may be made to accommodate changing commercial market conditions." (Comp. Plan, p. 61) Thus, the change in designation on the future land use map was made with the knowledge that further changes may be necessary. The current application presents just such an instance.

The Comprehensive Plan further provides on pages 61 and 62 that "development in the village section should also achieve the following land use and design goals":

- Consolidate parcels to create potential for larger scale and mixed use development;

Development consolidates two parcels to allow for a mixed use of a larger scale than what exists currently, but smaller than previous mixed use projects approved by the City.

- Consolidate entrances;
Entrances are consolidated and relocated from Broad Street to Spring Street.
- Create ground floor retail and multi-story buildings;
Ground floor retail and a multi-story building replace two small commercial buildings.
- Create a recognizable and functional commercial and residential neighborhood along this portion of West Broad Street;
This development will achieve this.
- Achieve a better balance of mixed uses to strip commercial style uses;
This development will blend some residential with a significant increase in commercial uses on the site.
- Create development that is pedestrian oriented;
With all parking underground and retail and office on the first two floors fronting on Broad Street, the project will be inviting, not only to residents and office tenants, but also to nearby residents, and parishioners at St. James.
- Locate buildings close to West Broad Street and Park Avenue;
The building will be located just behind the sidewalk and streetscape on Broad Street.
- Screen parking areas preferably in the rear or in structured facilities;
The entrance to the underground parking will be located near the rear of the building on Spring Street.
- Create signage that is complimentary;
Complimentary signage will be created.
- Develop minimum and maximum building heights; and finally
- Achieve consistent architectural goals (building materials, window types, roof overhangs, roof pitch and porches)
The subject proposal will be a significant step toward promoting these last two goals for this area of the Village section.

The subject application promotes all of these land use and design goals.

STATEMENT EXPLAINING HOW THE APPLICATION MEETS THE PRIMARY AND
SECONDARY CRITERIA DESCRIBED IN CODE SECTION 48-90

1. Primary criteria

- a. The resulting development conforms to the city's adopted comprehensive plan and design guidelines

As explained elsewhere in this application, this development conforms to the adopted comprehensive plan and design guidelines by advancing the vision for the future development within the village section. Therefore, this criteria is met.

- b. The resulting development provides for significant new commercial square footage and allows for a mix of commercial and residential uses

The proposed development will add approximately 35,090 square feet of new commercial space. This will include over 17,000 square feet of retail/restaurant space on the first floor and approximately 18,000 square feet of office space on the second floor. The third, fourth, fifth, and sixth floors will contain approximately 62,720 square feet of residential condominiums having a mix of 39 one bedroom units and 20 two bedroom units. Therefore, these criteria are met.

- c. The resulting development produces substantial positive net new commercial and residential revenue to the city.

The proposed project will produce a projected total of approximately \$500,000 in annual net new revenue to the city. Therefore, this criteria is met.

2. Secondary Criteria:

- a. The resulting development is not disproportionate to surrounding land uses and planned land uses in size, bulk, or scale.

The proposed development, being the first of its kind in the 800 Block of West Broad Street is not disproportionate to planned land uses within the village section. It is smaller in size, bulk and scale than the mixed use developments farther east along Broad Street within the village section. This criteria has been met.

- b. The resulting development does not overburden the existing community facilities, including school, transportation and water and sewer systems.

The proposed development will have only 20 two bedroom condominiums and thus not likely to have a significant impact on the school population. This criteria is met by the proposed development.

- c. The resulting development provides community benefits, such as affordable housing, as it is described in article VII of this chapter;

The proposed development will contribute to the affordable housing program and will add to the commercial tax base in the City.

- d. The resulting development contributes to a vibrant, pedestrian-oriented environment, both on site and in relation to adjoining properties, with street level activity throughout the day and evening;

The proposed development with its ground floor retail and/or restaurant uses will contribute to a vibrant, pedestrian oriented environment both on site and in relation to adjoining and nearby residents, businesses and parishioners at St. James.

- e. The resulting development offers creative use of landscaping, open space and/or public parks, public plazas, and walkways connecting to adjoining properties;

The proposed development will add to the streetscape along Broad Street in this area of the Village section with creative landscaping and walkways connecting to adjacent properties.

- f. The resulting development provides a variety of commercial services and products that are attractive to and meet the needs of all city residents for entertainment, art, recreation, dining, retail and an array of consumable goods;

The retail and/or restaurant, highly visible from Broad Street, will attract and provide a variety of commercial services and products that will be an amenity to City residents. In addition Applicant is pursuing a “shared office suite” concept for a portion of the second floor which will encourage small local independent business activity.

- g. The resulting development encourages local or independent businesses;

The resulting development will allow the establishment of additional local or independent businesses. In addition the applicant will be moving its headquarters to a portion of the office space on the second floor.

- h. The resulting development provides for a reduction of single-use parking requirements through the use of shared parking;

The resulting development will provide opportunities for the use of shared parking to reduce single-use parking requirements.

- i. The resulting development encourages multi-modal transportation through design and other techniques, to reduce the reliance on single-occupancy vehicles, and utilizes sheltered stops for mass transit whenever feasible; and

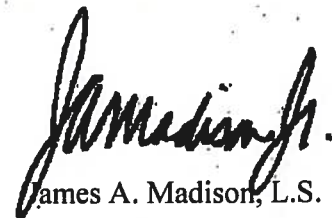
j. The resulting development utilizes (Leadership in Energy and Environmental Design) LEED criteria in the design of the project.

The resulting development will utilize LEED criteria in the design of the project to achieve LEED Silver status. In addition, an electric charging station will be installed for public use within the underground garage.



Description of the area proposed to be re-zoned from R1-A to B-1, being Kerr's Addition to Falls Church, Va., Lots 4 and 5 as recorded in Deed Book Z-8 at Page 286, City of Falls Church, Virginia:

Beginning at a point at the intersection of the east right-of-way line of South Spring Street with the south right-of-way line of West Broad Street; thence with the south right-of-way line of West Broad Street, S 51° 21' 27" E, 113.50 feet to a point, said point being the northwest corner of Kerr's addition to Falls Church, Va., Lot 6; thence with Lot 6, S 42° 14' 07" W, 250.00 feet to a point in the north line of Kerr's Addition to Falls Church, Lot 8-A; thence with Lot 8-A, N 51° 21' 27" W, 122.26 feet to a point in the east right-of-way line of South Spring Street; thence with the east right-of-way line of South Spring Street, N 44° 14' 01" E, 250.70 feet to the point of beginning and containing an area of 29,412 square feet, or 0.6752



October 19, 2015

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